

**To:** Committee of Adjustment  
**From:** Faegheh Gholami, Building Standards Department  
**Date:** April 01, 2021  
**Applicant:** Ibtisam Shamoan  
**Location:** PLAN 65M4139 Lot 43 municipally known as 59 Via Piani  
**File No.(s):** A026/21

**Zoning Classification:**

The subject lands are zoned RD3 and subject to the provisions of Exception 9(1285) under By-law 1-88 as amended

**Proposal:**

1. To permit a rear yard setback of 1.06m to the proposed pool.
2. To permit a rear yard setback of ....m to the existing accessory structure (Gazebo).
3. To permit an exterior yard setback of ...m to the existing accessory structure (Gazebo).

**By-Law Requirements:**

1. A minimum rear yard setback of 1.5m is required to the proposed pool. (4.1.1.i)
2. A minimum rear yard setback of 7.5m is required for the existing accessory structure (Gazebo). (Schedule A3)
3. A minimum exterior side yard setback of 3.5m is required for the existing accessory structure (Gazebo). (Exception 1285.ai)

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>

**Other Comments:**

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Applicant to provide the height and setbacks of the existing Gazebo.

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

None

\* Comments are based on the review of documentation supplied with this application.